



Alcester Road | Harvington | Evesham | WR11 8HU

Guide Price £320,000

COOPER & CO

Key features

- SUBSTANTIAL FOUR BEDROOM COTTAGE
- SOUGHT AFTER VILLAGE LOCATION
- STUNNING VIEWS
- OPEN PLAN KITCHEN DINING UTILITY ROOM
- SPACIOUS & LIGHT LOUNGE
- FAMILY BATHROOM & WC
- MATURE LANDSCAPED PRIVATE REAR GARDEN
- AMPLE PARKING VIA DRIVEWAY
- LARGE SHED FOR VERSATILE USE
- VIEWINGS 7 DAYS A WEEK

Description

**** SUBSTANTIAL FOUR BEDROOM SEMI DETACHED COTTAGE ON THE EDGE CHARMING VILLAGE OF HARVINGTON ****

Internally, the property boasts four bedrooms, kitchen dining room utility area opening up to the rear garden, lounge, family bathroom and wc, plenty of under-stair storage. Externally, the property benefits from a large and secure lawned landscaped garden with versatile shed and patio seating area , the property also benefits from ample off road parking via driveway for multiple cars and access via pedestrian gate to rear garden.

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements. The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required. The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

- Wychavon CC
- Tax Band - C
- EPC - D



Front

Property is approached by a driveway for 2+ cars with a mix of gravel and grassed areas with concrete path to front entrance and side gated pedestrian access to garden.

Kitchen Dining Room

Fully fitted modern kitchen with mix of wall and base units surmounted by worktop and sink with mixer taps and drainer and splash back tiles. Tiled flooring underfoot, UPVC windows to rear aspect. Adjacent to the kitchen is the utility area. Dining Room section has UPVC Window to front aspect, and access to under stair storage.

Utility Area

Tiled flooring, work surface and space for white goods. UPVC door to rear access. Door to WC. Boiler is located here. The utility area features a heated towel rail.

Downstairs WC

Tiled Flooring, wash hand basin, low flush WC.

Lounge

Carpeted flooring, radiator, UPVC window to the front aspect. Dual Doors to Kitchen Dining Room & Utility Area.







Landing

Carpet flooring under foot, with UPVC window to side aspect, doors leading to four bedrooms and family bathroom. Access to loft.

Bedroom 1

Carpet flooring underfoot, UPVC window with front aspect with field views, radiator.

Bedroom 2

Carpet flooring underfoot, UPVC window with front aspect with field views, radiator.

Bedroom 3

Carpet flooring underfoot, UPVC window with rear aspect, radiator.

Bedroom 4

Carpet flooring underfoot, UPVC window with rear aspect, radiator.

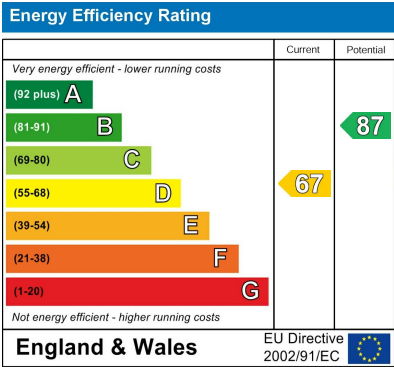
Rear Garden

Large & landscaped east facing rear garden featuring seated patio area with feature log storage with raised lawn area, with vegetable patches. Secure fenced borders creating further privacy, Garden Shed (versatile use) and Shelter. Beautiful trees and shrubs. Access to side of property via pedestrian gate.

Shed

Mixed Use Shed at the rear of the garden.

Floor plans



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